

MOBILE MANUFACTURED HOME ADVISORY COUNCIL

MINUTES

SEPTEMBER 25, 2019

The Mobile Manufactured Home Advisory Council convened on Wednesday, September 25 at 10:00 a.m. at 450 Columbus Boulevard, Hartford, CT, 06103 in the North Tower, Plaza Level, Hearing Room J

Members Present:	Bennett Pudlin Keith Jensen	Attorney at Law, Acting Chairperson Mobile Home Park Owner, Co-Chairperson
	Mark Berkowitz Marcia L. Stemm Myriam Clarkson	Mobile Home Park Owner Mobile Home Park Owner Mobile Manufactured Home Industry Representative
	Jennifer Ponte Joseph B. Castonguay Colette Slover	Department of Housing CT Real Estate Commission Member CT. Housing Finance Authority Representative
	Dave Delohery	Mobile Home Park Tenant or Representative of Such Tenant
	Arthur Mazeau	Mobile Home Park Tenant or Representative of Such Tenant
	Al Hricz	Senior Citizen
Members Absent:	Leonard Campbell	Town Planner
Member Vacancies:	Banking Industry Representative Mobile Home Park Tenant or Representative of Such Tenant	
DCP Council Staff:	Robin Washbond, Administrative Assistant	
Others Present:	Joe Voccio, CHFA Raphael Podolsky, Connecticut Legal Services Nancy Palmisano, Connecticut Manufactured Housing Association Mark Asnes, Connecticut Manufactured Housing Association Stacey Faircloth-Punzalan, Oakridge Garden Park	

Note: The administrative functions of the Boards, Commissions and Councils are carried out by the Department of Consumer Protection, Occupational and Professional Licensing Division. For information contact Richard M. Hurlburt, Director at (860) 713-6135 or Fax: (860) 706-1255. Website: www.ct.gov/dcp
E-Mail: dcp.occupationalprofessional@ct.gov

MINUTES OF PREVIOUS MEETINGS:

The Council voted unanimously to approve the Mobile Manufactured Home Advisory Council Draft Minutes of June 26, 2019 as written. (Hricz/Berkowitz)

COMMENTS OR CONCERNS OF ANY PERSON PRESENT TODAY:

None

REPORT FROM SUB-COMMITTEES:

LEGISLATIVE COMMITTEE:

1. Discussion regarding revision to DCP enforcement powers

The Board has become increasingly concerned about DCP's enforcement powers due to the pending complaints with DCP against Country Mobile Estates and Oakridge Gardens Mobile Home Park. Bennett Pudlin spoke about the Council's concerns that Oakridge Gardens Mobile Home Park went unlicensed for a long period of time without any action being taken, and that Country Mobile Home Estates had outstanding orders for repairs that were not followed up on in a timely manner and lead to egregious conditions and placed the residents in a dangerous situation. The Council feels that DCP was not able to act effectively in these two emergency situations, and the Legislative Committee met to review the enforcement powers DCP has now, and ways in which they may be improved through statutory changes.

Rafie Podlosky reviewed and summarized the statute changes that were proposed at the Legislative Committee meeting. Council members, as well as guests, had the opportunity to provide input regarding these proposed changes.

Bennett Pudlin will provide Council members with an updated draft of proposed statute changes before the December meeting.

2. Discussion regarding revisions to Disclosure Statement

No new discussion took place on this topic.

FINANCE COMMITTEE:

1. CHFA Park Purchase Program

No new discussion took place on this topic.

2. Fannie Mae's Duty to Serve Underserved Markets Plan

No new discussion took place on this topic.

EDUCATION COMMITTEE:

None

OLD BUSINESS:

1. Julianne Avallone, Legal Division Director, attended to provide an update on the status of Country Mobile Estates and Oakridge Gardens Mobile Home Park complaints pending with DCP Legal Division

Country Mobile Estates:

Julianne Avallone reported that negotiations continue between DCP and Country Mobile Estates. A hearing is scheduled with the DCP Legal Division in November. This hearing will take place unless a settlement agreeable to department is executed prior to the hearing, at which the Department may seek penalties, suspension, or revocation of licensure.

Oakridge Gardens Mobile Home Park:

Julianne Avallone reported that the Oakridge Gardens Mobile Home Park matter was referred to the Attorney General's Office by the Department. A pre-licensure consent order between the Department and the Executrix of the estate of which Oakridge is a part was signed and executed on August 21, 2019. This order addresses the issue of the removal of trees that may pose a danger to residents, as well as other concerns with including water issues and collection of rent. Oakridge Gardens, LLC was issued a license on September 11, 2019 and must adhere to conditions set forth in the pre-licensure consent order.

NEW BUSINESS:

1. Hartford Courant article dated September 8, 2019 regarding Country Mobile Estates

No new discussion took place on this topic.

2. Keith Jensen – Mobile Home Park Owner Council Member

Keith Jensen notified the Council that he will be resigning from the Council at some point, as he will no longer be directly affiliated with Jensen Communities properties.

CORRESPONDENCE:

None

DCP COMPLAINT AND INSPECTION REPORTS:

1. Review of current complaint report including open, closed, and dismissed cases.

2. Review of current inspection report.

Current DCP Complaint and Inspection Reports were submitted by the Investigations Division and reviewed by the Council. These reports reflected that there have been 11 complaints received and 20 inspections conducted since April 1, 2019.

COMMENTS OR CONCERNS OF ANY PERSON PRESENT TODAY:

None

There being no further business, the meeting adjourned at 11:57 p.m.

Respectfully Submitted,

Karen Layman,
License and Applications Analyst

(Recorded by Robin Washbond; Transcribed by Karen Layman)

2019 MEETING SCHEDULE:

- December 4

All meetings will take place at 450 Columbus Boulevard, Hartford, CT at 10:00 a.m.